



City of McMinnville

# ECONOMIC DEVELOPMENT STRATEGY

**DEMOGRAPHIC & ECONOMIC PROFILE**

**April 13, 2018**

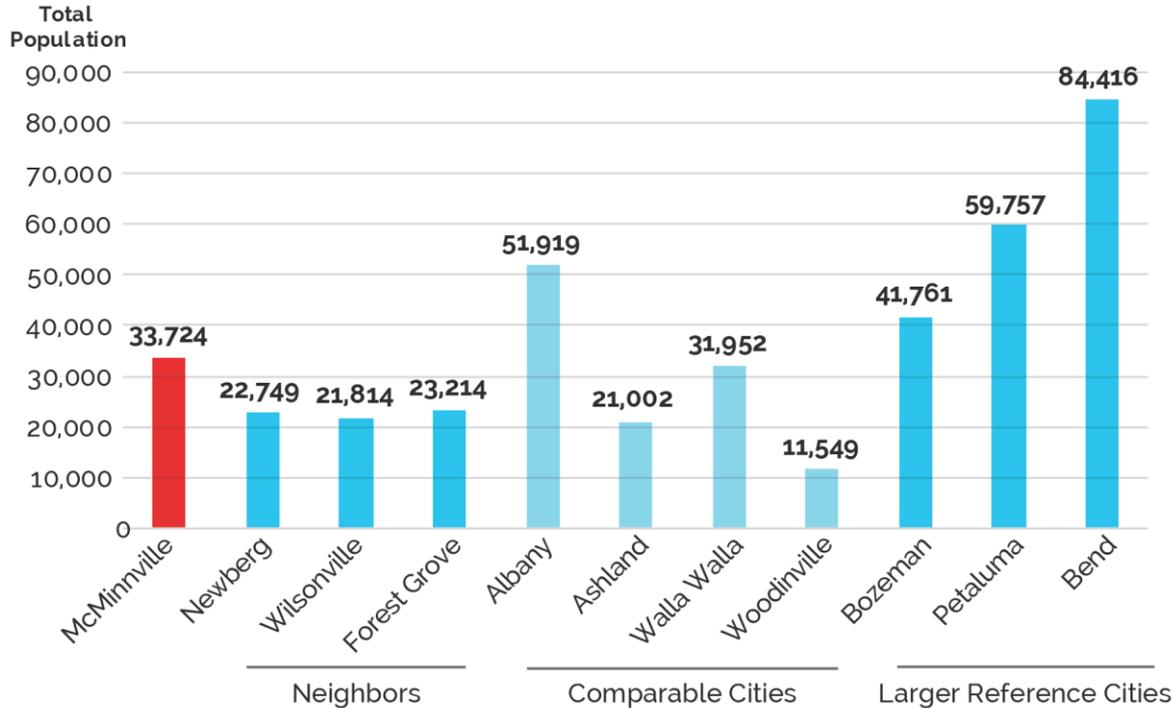
# Key Findings

- McMinnville has **the largest population and highest employment in Yamhill County**, which positions the city as a subregional center, on the outskirts of the greater Portland region. McMinnville is expected to grow and capture more than half of projected population growth in Yamhill County in the coming years, thereby increasing its role as the commerce and population center of Yamhill County.
- For those moving to McMinnville, **most come from within Yamhill County** or other places within the State of Oregon, indicating that McMinnville is a regional draw.
- **Yamhill County's population is aging** and will continue to age; residents 65+ will account for a larger share of the population in the coming decades and will be the largest age segment by 2055.
- **The McMinnville and Yamhill County economy has balanced industry sectors**, with Educational and Medical Services, Manufacturing, Trade, Transportation and Utilities, Government, and Leisure and Hospitality each accounting for between 11% - 22% of countywide employment. McMinnville has large employers (or many employers) in each of these sectors, including Cascade Steel, Willamette Valley Medical Center, Linfield College, Yamhill County (government), and others.
- **Office-using employment, such as Professional and Business Services, Financial Activities and Information, is low**, though Professional and Business Services are expected to grow rapidly. Educational and Medical Services are expected to add the greatest number of jobs in the Mid-Valley region through 2024.
- **McMinnville's median household income is low**, with disparities by race or ethnicity and educational attainment; healthcare practitioner and technical occupations is the highest-paying occupational category in McMinnville, at \$68,000.
- **Most McMinnville residents commute to work alone in a car**. Many McMinnville residents (39%) work in McMinnville, and the most common commute destinations for residents are to Portland and Salem (12% total).
- **A lower percentage of McMinnville residents obtain a bachelor's degree or higher**; educational attainment lags relative to the region.
- **Housing affordability is a challenge, as it is throughout the greater Portland region**. Housing costs are not more burdensome than in many other communities throughout the region.
- **McMinnville's poverty rate is relatively high at 20%**, but poverty varies across family types, race or ethnicity, and educational attainment. In McMinnville, more than half of single mothers and one-quarter of all families with children are in poverty; one-third of Hispanic or Latino individuals are in poverty and one-third of individuals with less than a high school diploma live in poverty.

# Population

**FIGURE 1. ESTIMATED TOTAL POPULATION, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics, 2016; Community Attributes Inc., 2018

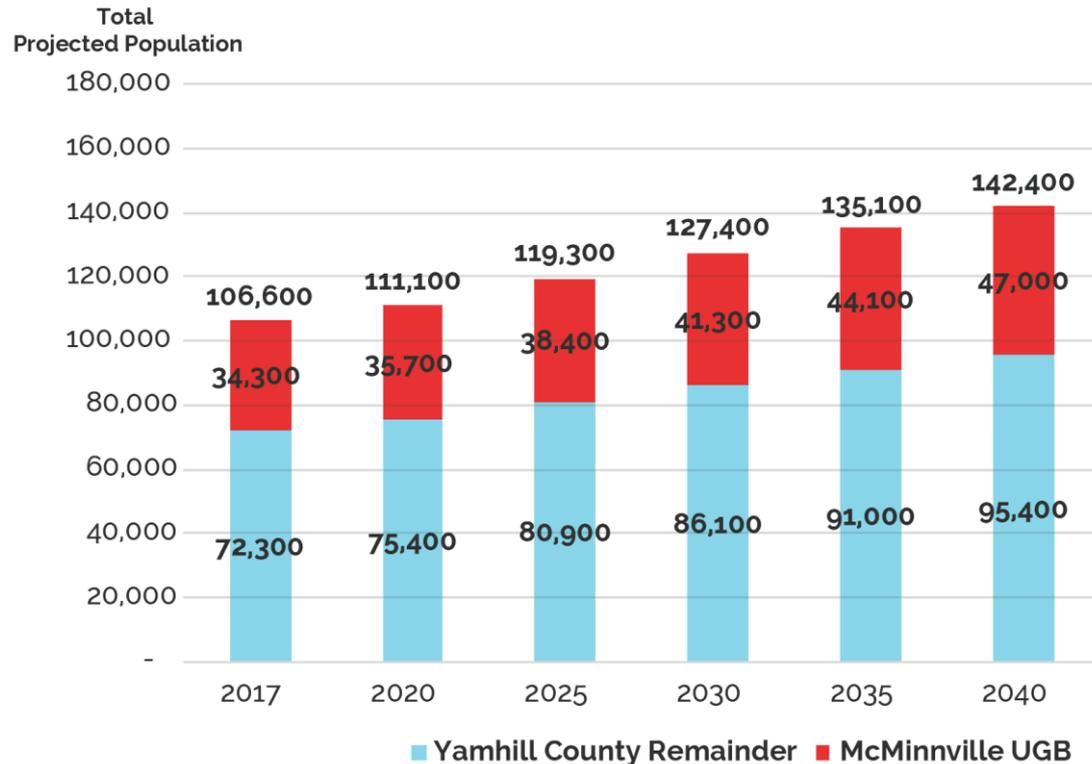


- McMinnville's population in 2017 was 34,293, Portland State University's Population Research Center. For comparison to other cities, U.S. Census data for 2016 is more practical. In 2016, McMinnville's population 33,724.
- McMinnville is the largest city in Yamhill County and larger than neighbors Newberg, Wilsonville and Forest Grove, but smaller than nearby Albany (51,900).
- The neighboring cities all are closer to Portland, which is significant for interpreting subsequent slides.
- McMinnville's population is quite similar to Walla Walla, Washington (31,952), for comparison purposes.
- The larger cities shown are useful to compare McMinnville's future to benchmarks amongst these larger reference cities.

# Population

**FIGURE 2. POPULATION FORECAST, YAMHILL COUNTY AND MCMINNVILLE UGB, 2017-2050**

Source: Population Research Center at Portland State University, 2017; Community Attributes Inc., 2018



- McMinnville’s population is expected to grow to 41,300 by 2030 (7,000 new residents since 2017) and 47,000 by 2040 (12,700 new residents since 2017), as Yamhill County as a whole grows 127,400 in 2030 and 142,400 in 2040.
- Yamhill County outside of McMinnville is expected to add 23,100 new residents by 2040.
- The forecasts suggest that McMinnville will receive 35% of population growth in Yamhill County through 2040.

If forecasts hold, the share of Yamhill County residents living in McMinnville will increase from 32% to 33% by 2040.

# Population

**FIGURE 3. POPULATION FORECAST, YAMHILL COUNTY AND COUNTY URBAN GROWTH AREAS, 2017-2040**

Source: Population Research Center at Portland State University, 2017; Community Attributes Inc., 2018

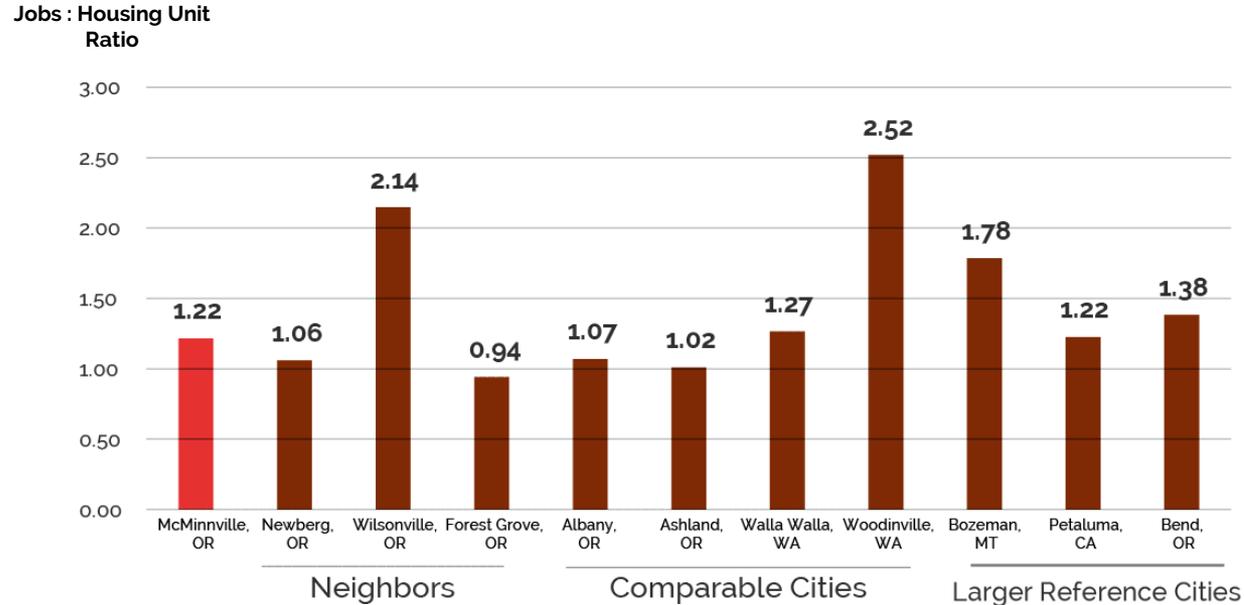
Area / Year	2017	2020	2030	2040	CAGR, 2017-2035	CAGR, 2035-2050
Yamhill County	106,555	111,101	127,404	142,311	1.3%	1.0%
Amity UGB	1,642	1,691	1,840	1,975	0.8%	0.6%
Carlton UGB	2,229	2,340	2,813	3,204	1.7%	1.1%
Dayton UGB	2,837	2,914	3,108	3,290	0.7%	0.5%
Dundee UGB	3,243	3,408	4,158	4,936	1.9%	1.4%
Gaston UGB (Yamhill)	157	157	158	159	0.1%	0.0%
Lafayette UGB	4,083	4,436	5,375	5,970	1.9%	0.7%
McMinnville UGB	34,293	35,709	41,255	46,956	1.4%	1.2%
Newberg UGB	24,296	25,889	31,336	36,709	1.9%	1.4%
Sheridan UGB	6,340	6,401	6,754	7,016	0.5%	0.3%
Willamina UGB (Yamhill)	1,227	1,230	1,259	1,287	0.2%	0.2%
Yamhill UGB	1,077	1,099	1,264	1,406	1.2%	0.8%
Outside UGB Area	25,132	25,827	28,084	29,403	0.8%	0.2%

- McMinnville’s 1.3% compound annual growth rate (CAGR) from 2017-2050 is fourth-highest in Yamhill County, less than Newberg (1.7%), Dundee (1.7%) and Carlton (1.4%).
- Outside of McMinnville, only Newberg (17,805) is forecasted to add more than 4,700 new residents through 2050
- Forecasts indicate that growth will occur more rapidly (CAGR) from 2017-2035, than from 2035-2050.

# Jobs to Housing Units

**FIGURE 4. JOBS-TO-HOUSING UNIT RATIO, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

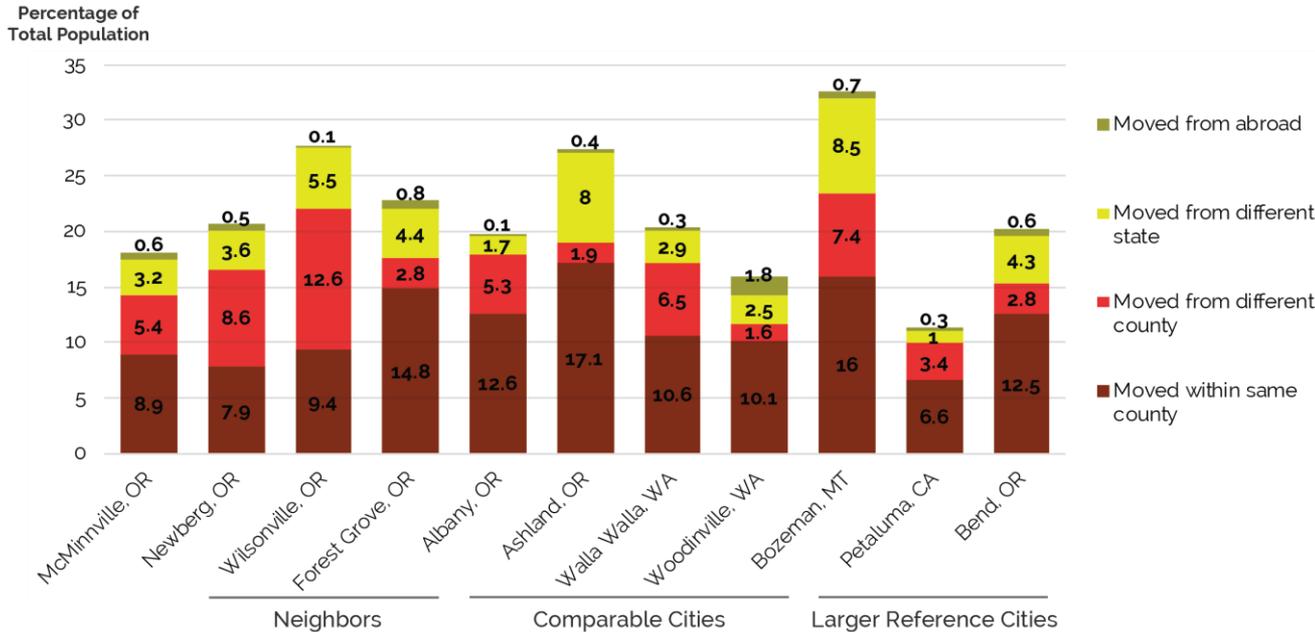


- Jobs-to-Housing Units Ratio measures how many jobs a community has relative to the number of housing units in the community; it is an indicator of the community's economic role in a given region.
- McMinnville has 1.22 jobs per housing unit, indicating that it is a job center for the region. This is comparable to the ratio in Petaluma (1.22) and Walla Walla (1.27).
- Wilsonville, Woodinville, and Bozeman are the strongest employment centers among selected comparison jurisdictions, according to this metric. Forest Grove, Ashland, Newberg and Albany have comparatively lower ratios.

# Resident Mobility

**FIGURE 5. RESIDENT MOBILITY WITHIN PRIOR YEAR, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



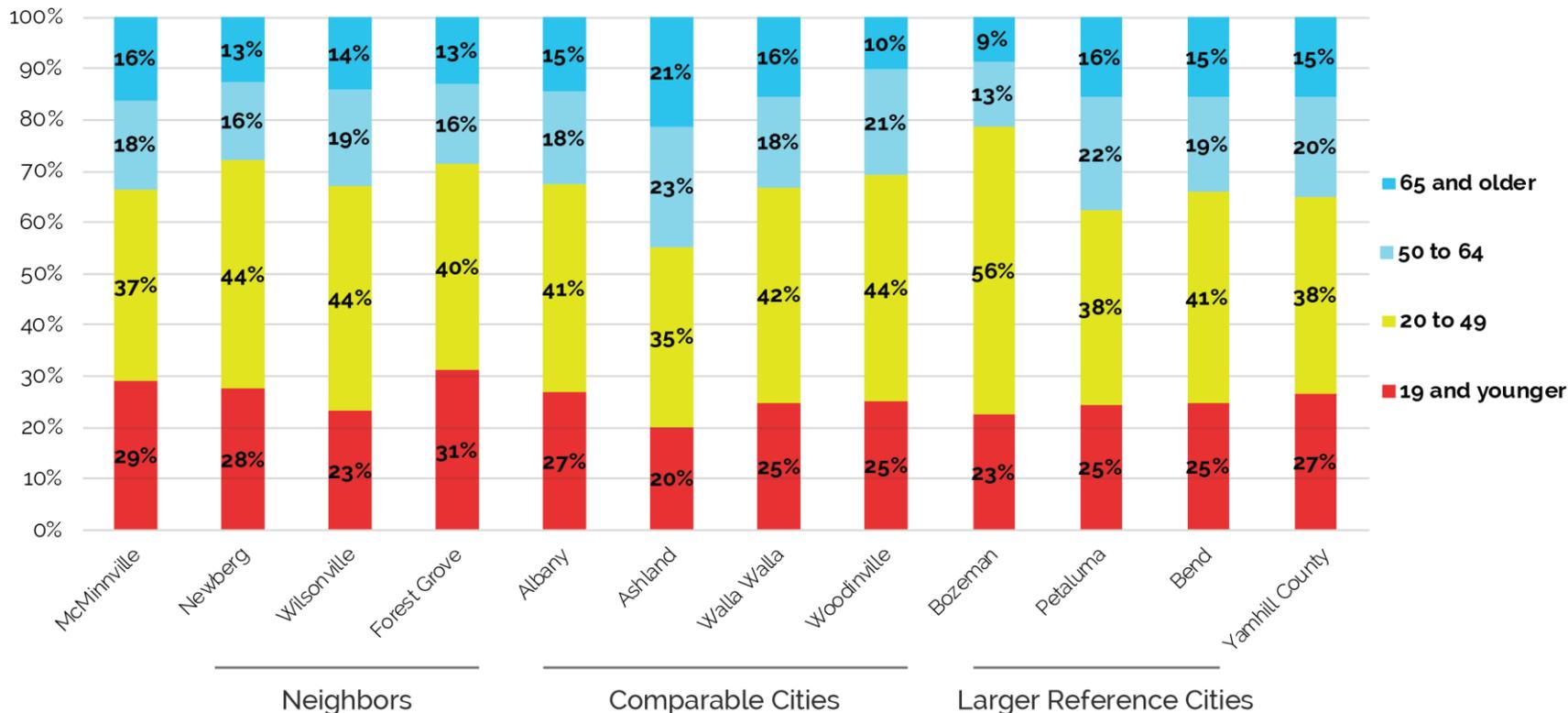
- 18% of McMinnville residents moved within the last year, less than in neighboring cities of Newberg (21%), Forest Grove (23%) and Wilsonville (28%).
- Of people who moved, a larger portion (49%) of McMinnville residents relocated from another place within the same county, as compared to neighbors Newberg (38%) and Wilsonville (34%).
- Comparable cities Albany, Walla Walla and Woodinville all experienced similar levels of mobility; Walla Walla drew most similarly from within the same county (52%).
- Bozeman (9%), Ashland (8%) and Wilsonville (6%) attribute the largest percentage of total residents to those who have moved from out of the state or from abroad within the last year. Petaluma and Albany attribute the lowest percentage of residents to in-migration from out of state or abroad, at 1% and 2% respectively.

# Age

**FIGURE 6. POPULATION BY AGE GROUP, CITY OF MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

**Total Population**



- McMinnville has a similar age composition to Yamhill County overall, though McMinnville has a larger portion of residents aged 65 or older than all selected neighboring cities, and fewer individuals aged 20 to 49 than all neighboring cities.

# Age

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**FIGURE 7. FORECASTED POPULATION BY AGE SEGMENT, YAMHILL COUNTY, 2017-2040**

Source: Population Research Center at Portland State University, 2017; Community Attributes Inc., 2018

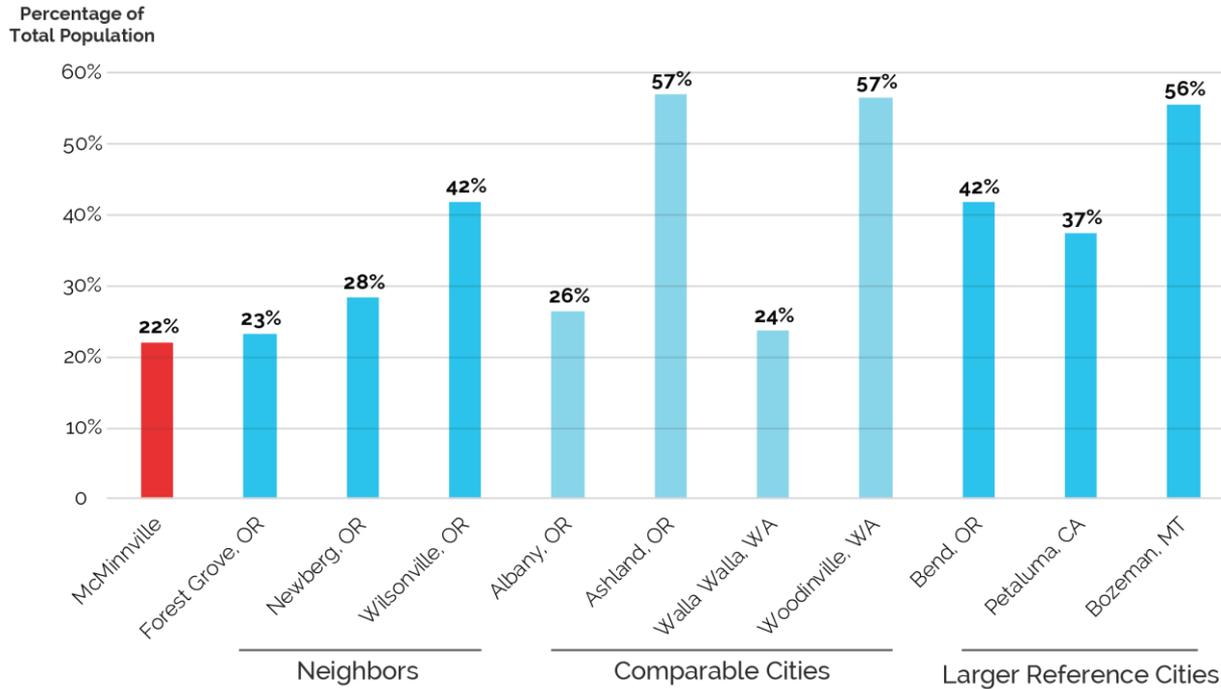
	2017	2020	2025	2030	2035	2040
0-19	27%	26%	25%	25%	24%	24%
20-24	7%	7%	6%	6%	6%	6%
25-34	12%	12%	12%	11%	11%	11%
35-44	13%	13%	13%	13%	13%	12%
45-64	25%	24%	24%	23%	24%	24%
65+	17%	18%	20%	22%	22%	23%

- Simplified age segments correspond more directly to life stages and major milestones.
- Forecasts indicate an overall aging population, with residents aged 65 or older will account for 25% of Yamhill County's population in 2067, compared to 17% in 2017.
- Forecasts also indicate that children will account for a smaller share of total population, falling from 27% in 2017 to 23% in 2067; parenting-aged adults (25-64) are forecasted to account for 46% in 2067, down from 50% in 2017.

# Education

**FIGURE 8. EDUCATIONAL ATTAINMENT, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



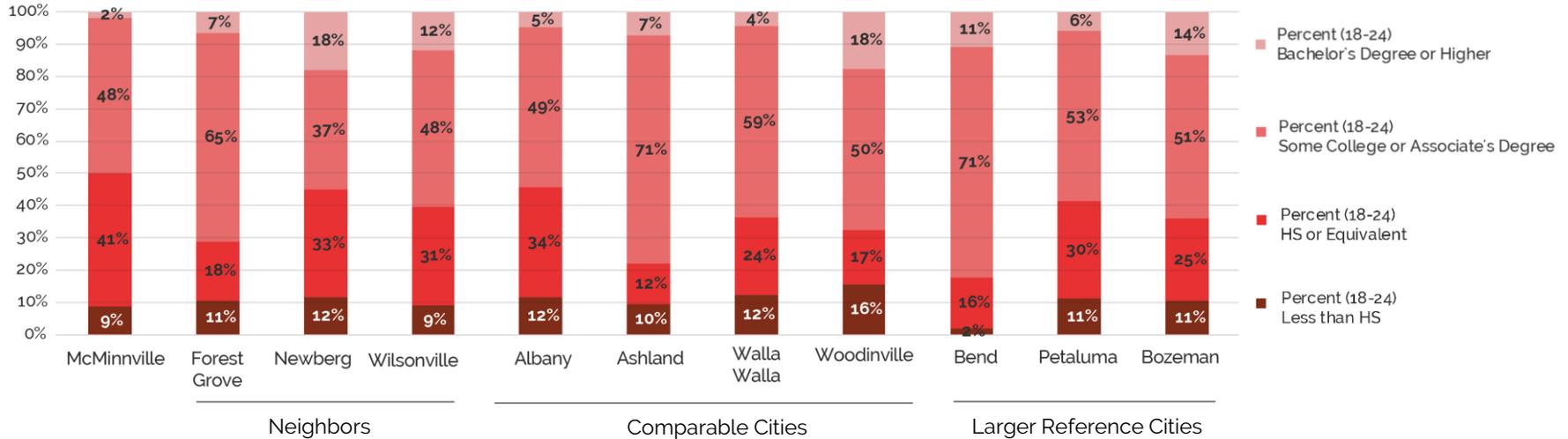
- Educational attainment, as measured by the percent of the population aged 25+ with a bachelor's degree or higher, lags in McMinnville (22%) as compared to neighbors Newberg (28%), Forest Grove (23%) and Wilsonville (42%).
- Ashland and Woodinville (57%), as well as Bozeman (56%) have the highest rates of educational attainment. Woodinville and Wilsonville are proximate to major metros (Seattle and Portland), which tend to have higher rates of educational attainment. Both Ashland and Bozeman are home to four-year universities—Southern Oregon University and Montana State University, with enrollment of 6,000 and 17,000, respectively, as well as hundreds of faculty and staff.

# Education

**FIGURE 9. EDUCATIONAL ATTAINMENT, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

Percentage of  
Total Population



- The percentage of residents age 18-24 who have less than a high school (or equivalent) education is lower (9%) in McMinnville than in most comparison cities, with the lowest percentage in Bozeman (2%), the highest percentage in Wilsonville, Albany and Walla Walla (12%), and an average of 10% across all comparison cities.

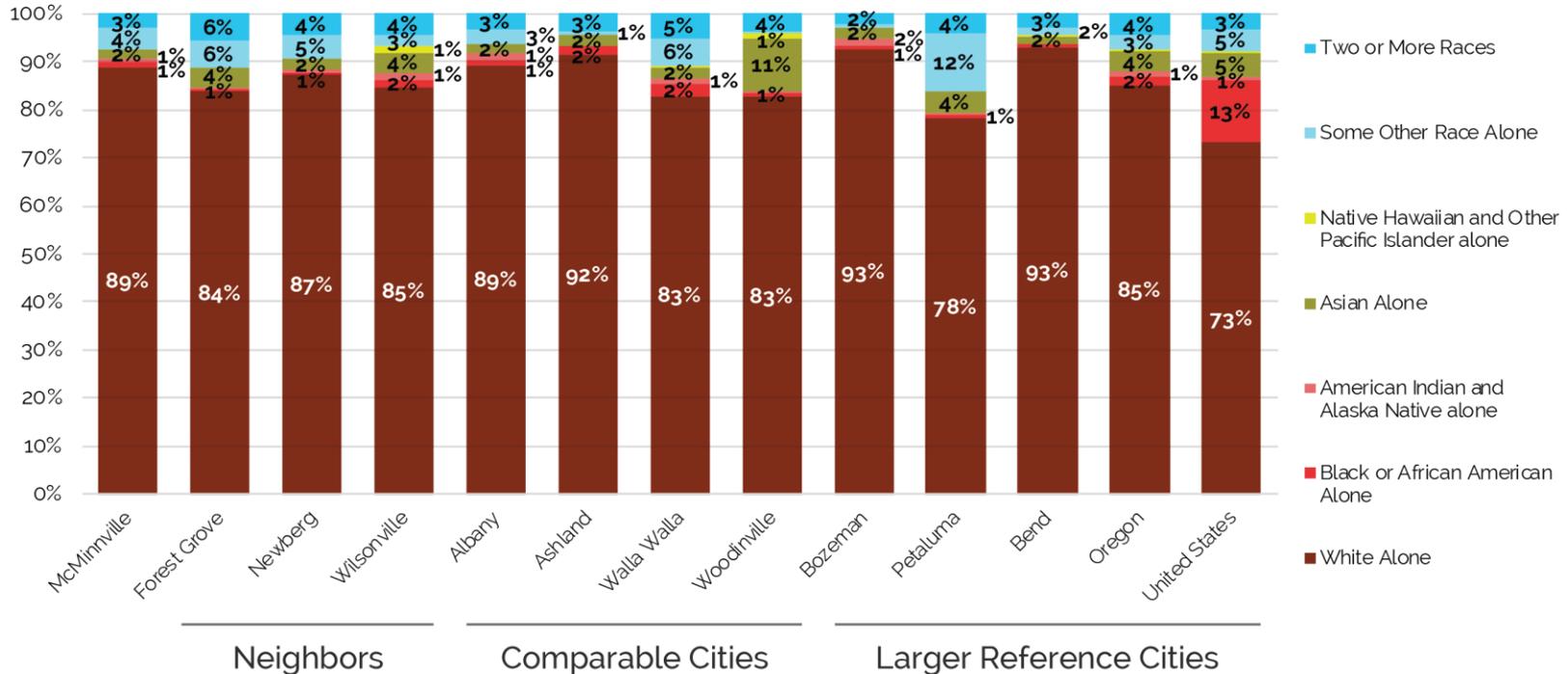
- The percentage of residents age 18-24 with some college, an associate's degree, or higher is lower in McMinnville (50%) than in the remaining comparison cities, who average 65%.

# Race

**FIGURE 10. HOUSEHOLDER RACE, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

Percentage of All Households



- McMinnville is less racially diverse than neighboring cities Newberg, Wilsonville and Forest Grove.

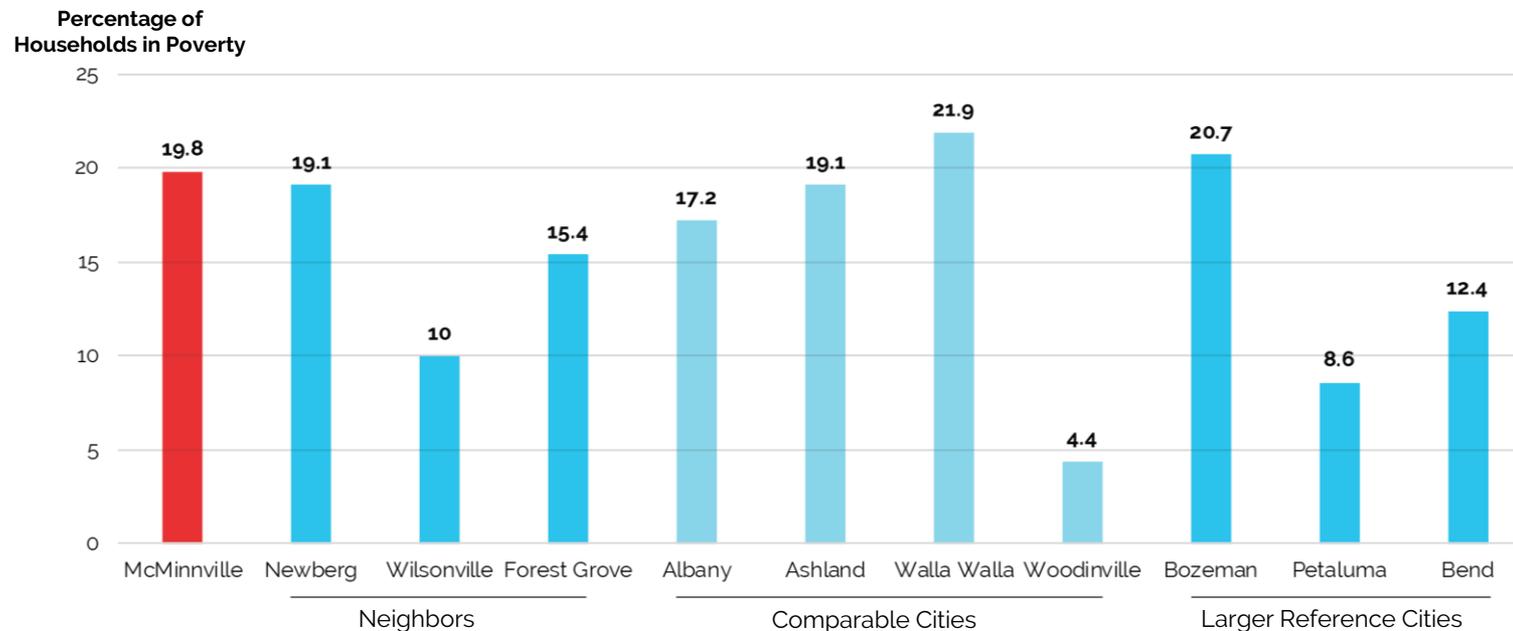
## McMinnville Racial Composition, 2016

White Alone	29,952
Some Other Race	1,446
Two or More Races	1,006
Asian Alone	555
Black or African American Alone	405
American Indian and Alaska Native	265
Native Hawaiian and Other Pacific Islander	95

# Poverty

**FIGURE 11. PERCENTAGE OF HOUSEHOLDS IN POVERTY, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

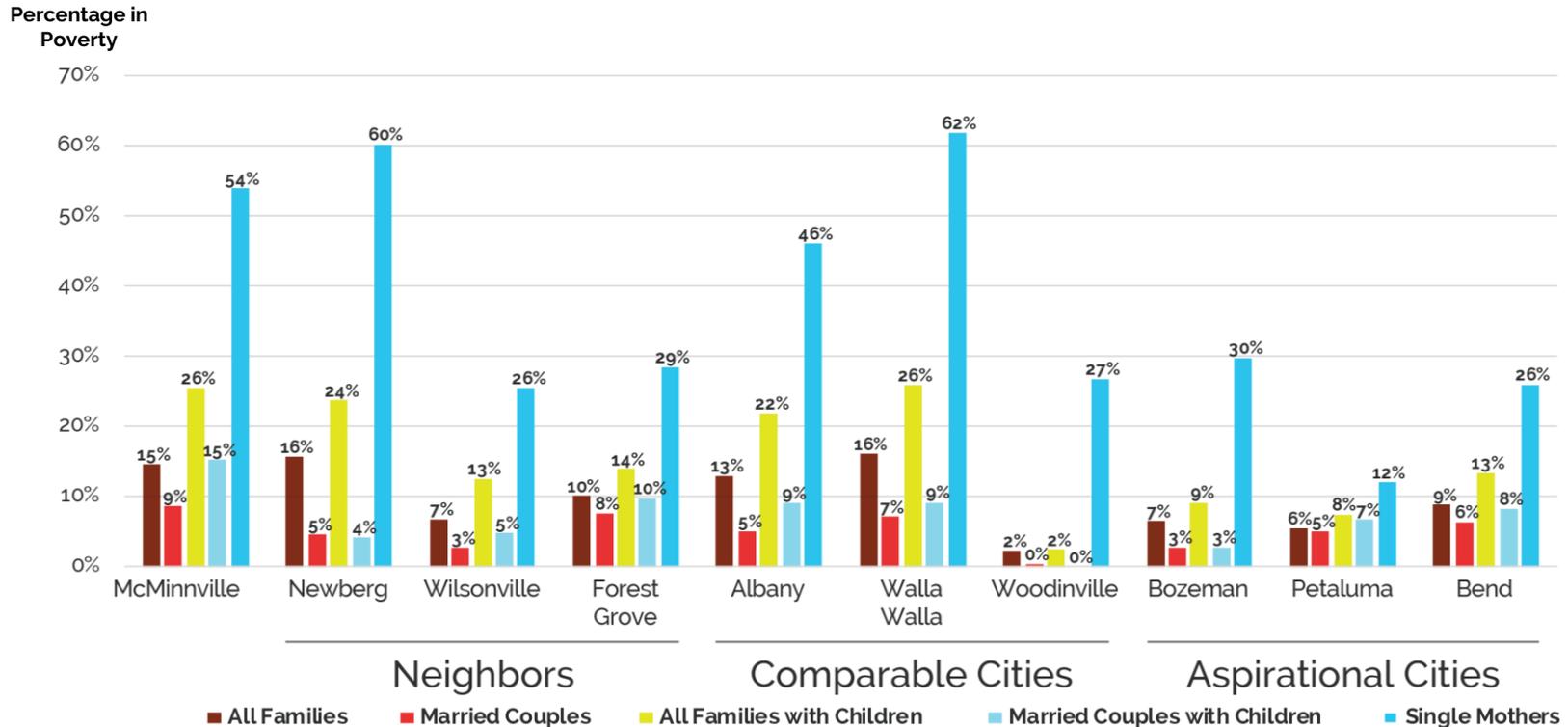


- 19.8% of McMinnville households live in poverty. Of the comparison jurisdictions, only Walla Walla and Bozeman have a higher share.
- Among neighboring cities, Newberg has a similar poverty rate, while Wilsonville and Forest Grove are lower.

# Poverty

**FIGURE 12. POVERTY BY FAMILY TYPE, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



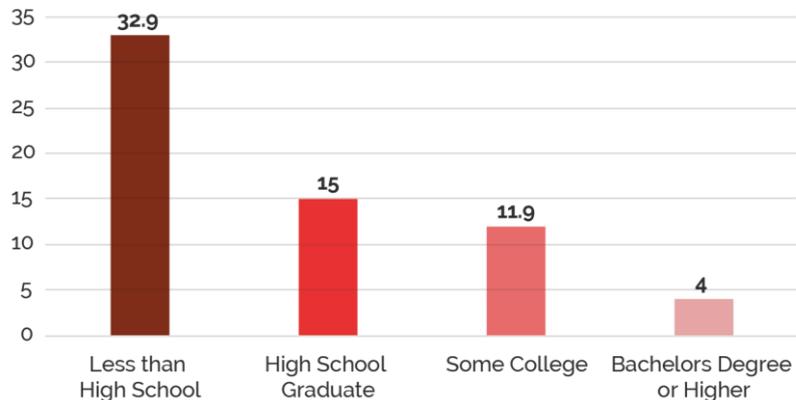
- 54% of McMinnville’s single mother households live in poverty. The rate is only higher in Newberg and Walla Walla, and much lower in all other comparison jurisdictions (12%-30%) except Albany (46%).
- McMinnville’s poverty rate for all families with children (26%) is among the highest of comparison jurisdictions. Walla Walla (26%), Newberg (24%) and Albany (22%) are characterized by similar rates, while the remaining comparison cities range from 2% (Woodinville) to 14% (Forest Grove).

# Poverty

**FIGURE 13. POVERTY RATE BY EDUCATIONAL ATTAINMENT, CITY OF MCMINNVILLE, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

Percentage of Population



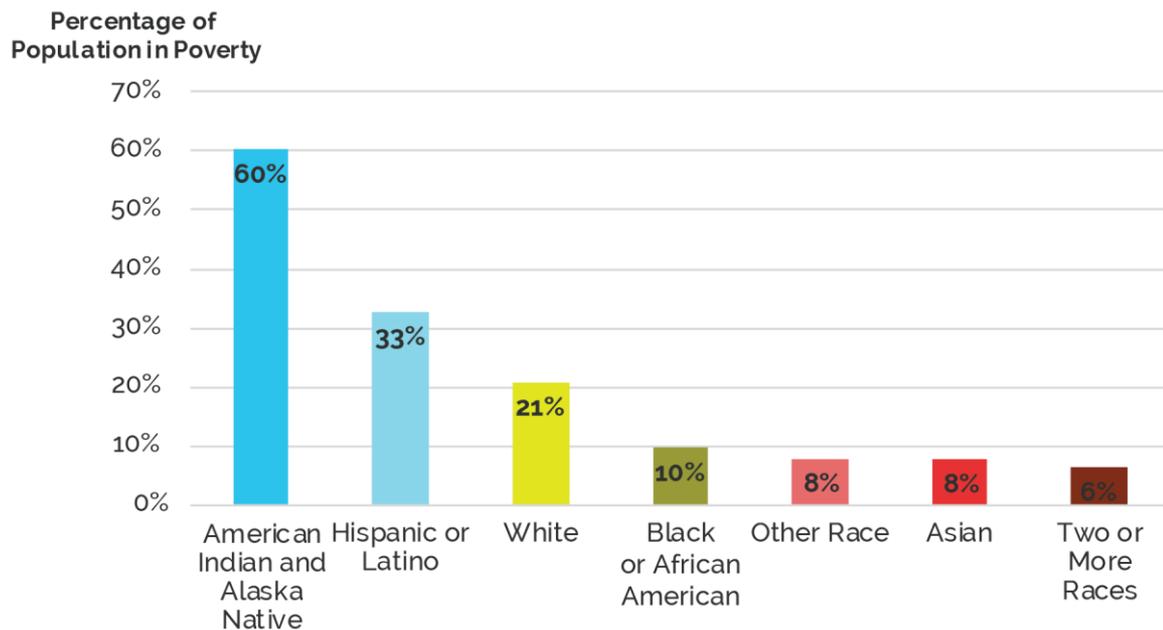
- One-third of residents with less than a high school diploma (or equivalent) live in poverty in McMinnville.
- This rate drops by 55% for residents who complete high school, then drops by 21% for residents who proceed to complete some college.
- Only four percent (4%) of residents in McMinnville with a bachelor's degree or higher live in poverty, a 66% decrease over the poverty rate for residents who have completed some college, and a 88% decrease over the rate for residents with less than a high school education.

# Poverty

**FIGURE 14. POVERTY RATE BY RACE OR ETHNICITY, CITY OF MCMINNVILLE, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

Note: racial and ethnic categories used are those given by the U.S. Census Bureau

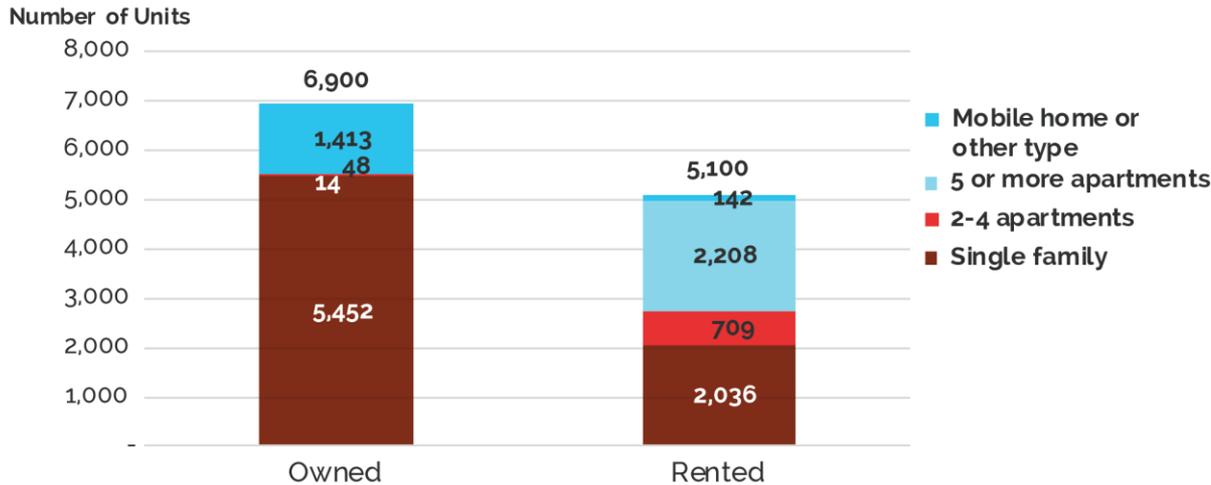


- Poverty rates for Black or African American (10%) and for Asian (8%) residents of McMinnville are lower than for other races/ethnicities and lower than the citywide average (19.8%).
- Hispanic or Latino residents are more likely (33%) than the average resident to live in poverty, and the Hispanic or Latino poverty rate is 36% higher than the poverty rate for white residents.
- The poverty rate for American Indian and Alaskan Native residents (60%) is higher than for any other race or ethnicity in McMinnville; there are 265 residents of McMinnville in this racial/ethnic group.

# Housing

**FIGURE 15. HOUSING BY TENURE AND TYPE, CITY OF MCMINNVILLE, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

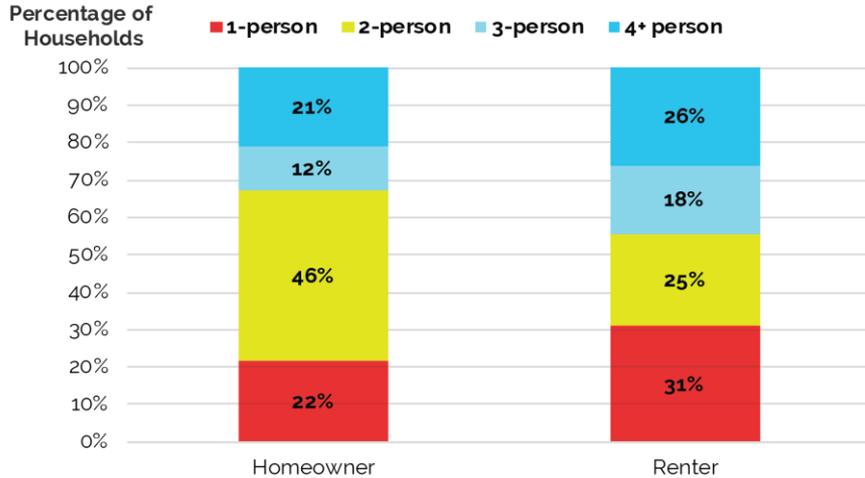


- McMinnville has 6,900 owner-occupied housing units and 5,100 renter-occupied housing units.
- 79% of owner-occupied housing units are single family structures (detached); 20% are categorized as “mobile home or other type”.
- 43% of renter-occupied housing units are in larger apartment structures (5 or more units), while 40% are in detached single family structures.
- 15% of McMinnville’s occupied housing units are duplexes, triplexes or quadplexes; of these, only 6% are owner-occupied.

# Housing

**FIGURE 16. HOUSEHOLD SIZE BY HOUSING TENURE, CITY OF MCMINNVILLE, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



- Two-person households account for 46% of all owner occupied households.

**FIGURE 17. YEAR BUILT BY HOUSING TENURE, CITY OF MCMINNVILLE, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

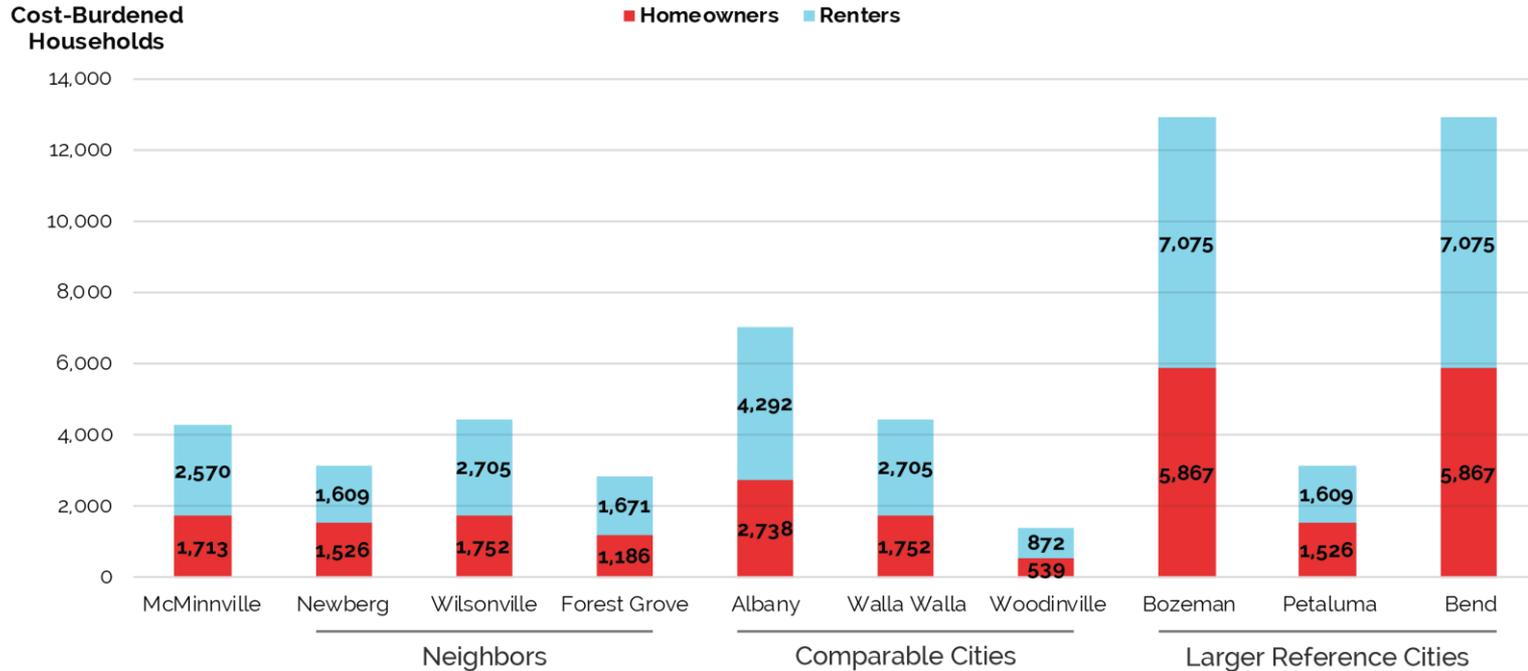


- 40% of McMinnville's housing units were built between 1980 and 1999, including 42% of owner-occupied units and 37% of renter-occupied units.
- Only 17% of owner-occupied units and 13% percent of renter-occupied units were built prior to 1960.
- While more than 20% of McMinnville's occupied housing units were built after 1999, less than 2% of all occupied housing units were built after 2009.

# Housing

**FIGURE 18. HOUSEHOLD COST BURDEN, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

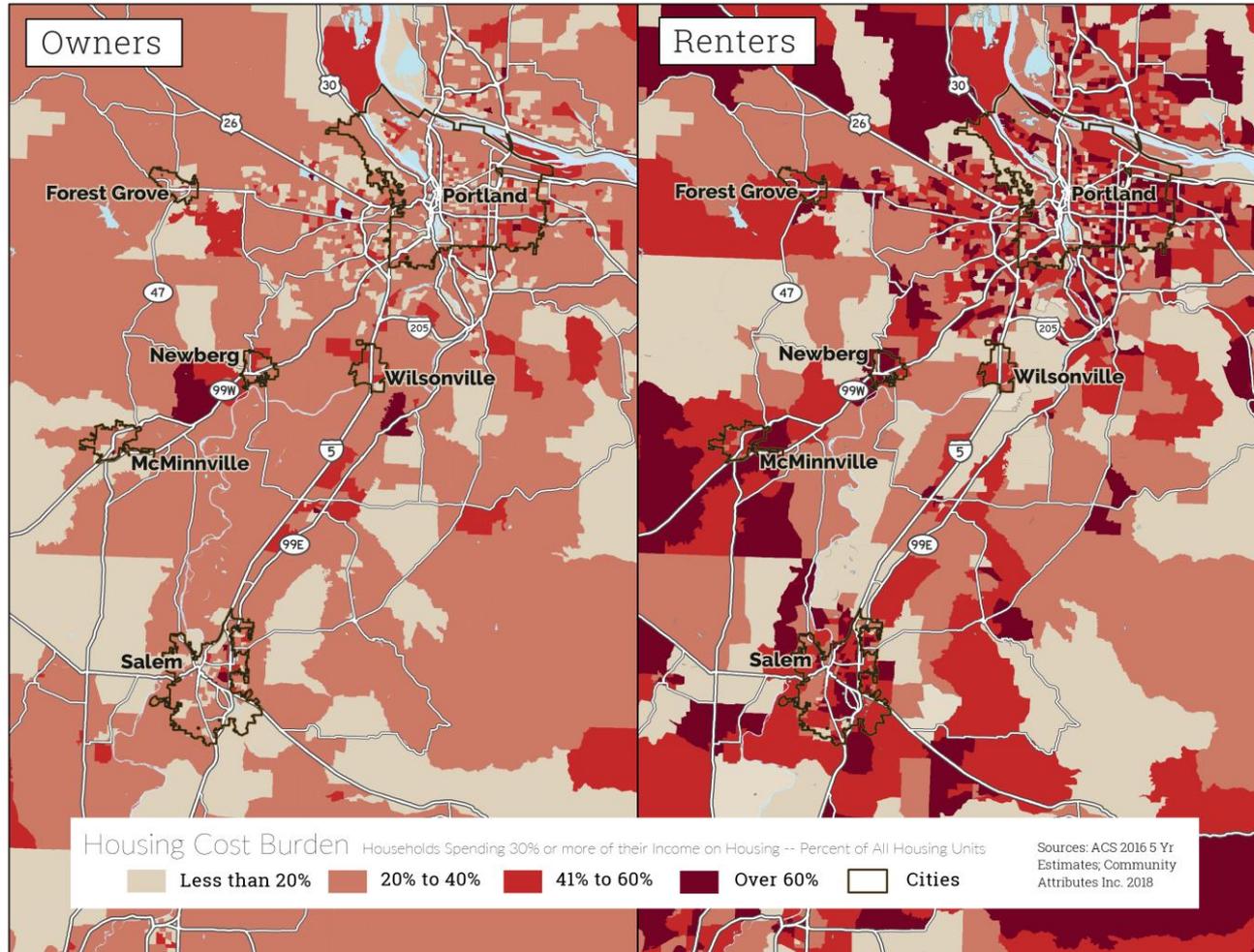
Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



- Homeowners in McMinnville are cost-burdened by their mortgages at a lower rate (24.7%) than in all selected neighboring cities (25.3% - 31.6%).
- Only in Woodinville and Albany are homeowners cost-burdened at a lower rate.
- 50% of renters in McMinnville are cost-burdened; this rate is lower than all selected neighboring cities, and lower than all selected comparable cities except Woodinville.
- 35.7% of all residents in McMinnville are cost-burdened by housing, third-lowest among selected comparison cities.

# Housing

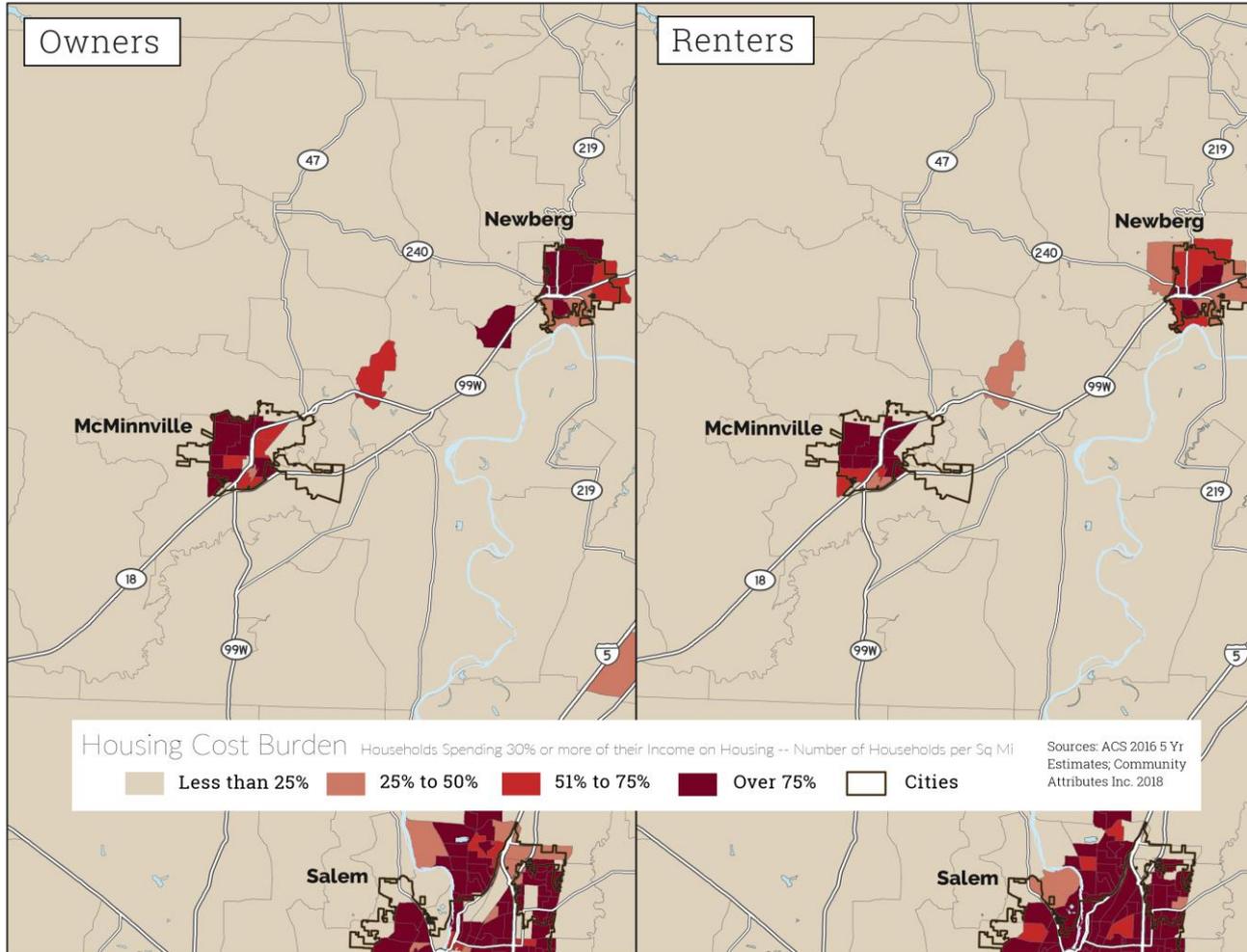
**FIGURE 19. HOUSING COST BURDEN (MAP) – PERCENT OF ALL HOUSEHOLDS THAT ARE COST-BURDENED, PORTLAND METRO REGION, 2016**



- A greater share of renters in the McMinnville area are burdened by the amount of money they must spend on rent.
- The map represents the percent of all households within Census Bureau block groups spending more than 30% of their income on housing costs.
- For homeowners, the highest percentages of cost-burdened households are outside of major metros.
- For renters, the highest percentages of cost-burdened households are in and around identified cities.

# Housing

**FIGURE 20. HOUSING COST BURDEN (MAP) – DENSITY OF COST-BURDENED HOUSEHOLDS, PORTLAND METRO REGION, 2016**



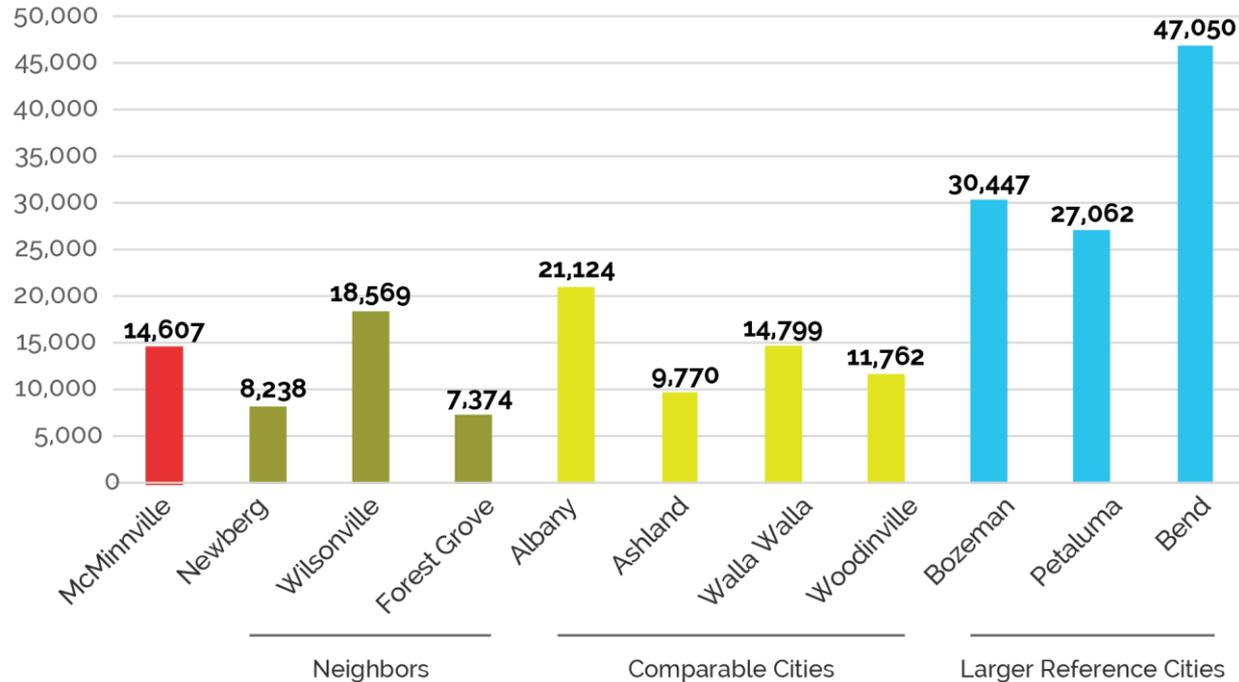
- The map represents total number of households per square mile by Census Bureau block group that are cost-burdened by housing costs.
- Because population densities are higher in cities and towns, cost-burdened households are more common in these areas.

# Employment

**FIGURE 21. TOTAL EMPLOYMENT (JOBS), CITY OF MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2015**

Source: U.S. Census Bureau LEHD, 2015; Community Attributes Inc., 2018

**Total Jobs**

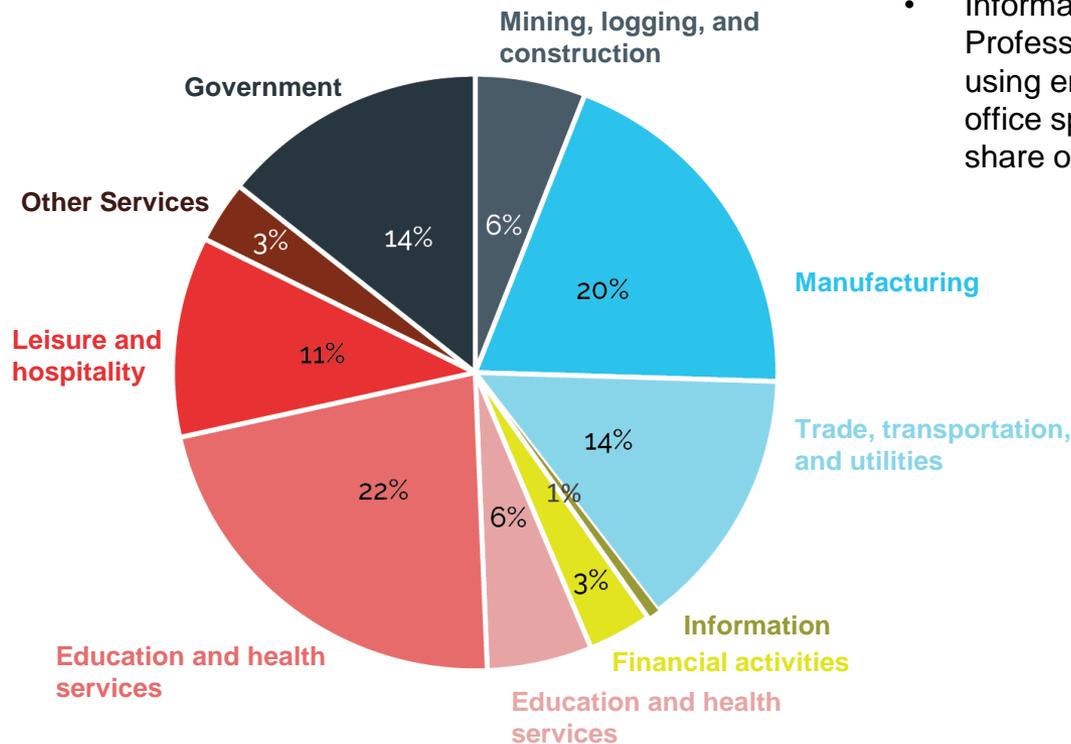


- McMinnville is the largest employment center (14,607 jobs) in the Yamhill Valley; of selected neighboring cities, only Wilsonville (18,569) has higher employment.
- McMinnville has a similar number of jobs as Walla Walla (14,799).
- All larger reference cities have a higher number of jobs.
- *2016 Oregon Employment Department data indicates that McMinnville's employment has increased to 14,951.*

# Employment

**FIGURE 22. SHARE OF EMPLOYMENT BY INDUSTRY, YAMHILL COUNTY, 2017**

Source: Oregon Employment Department, 2018; Community Attributes Inc., 2018

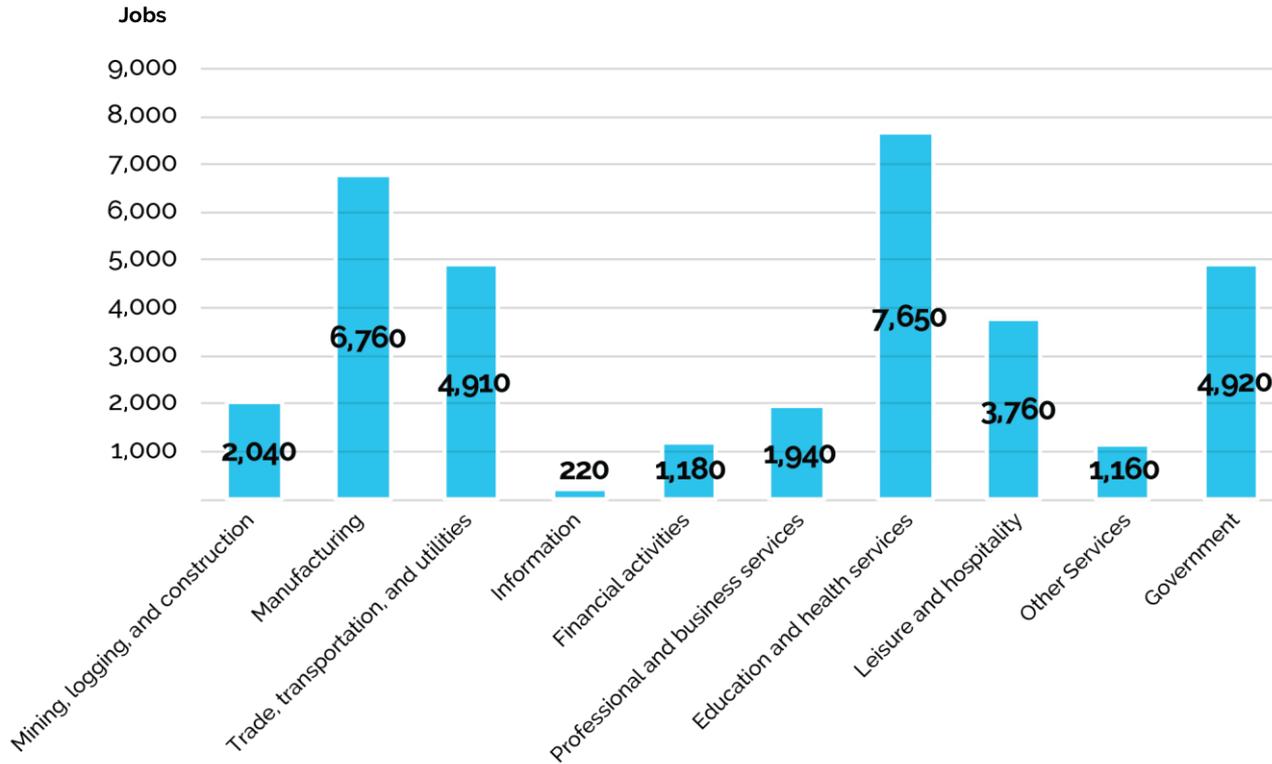


- Education and Health Services is the largest industry sector by share of employment (22%) in Yamhill County, followed by Manufacturing (20%).
- Information (1%), Financial Activities (3%), and Professional and Business Services (6%) are office-using employment and typically drive demand for office space; these sectors account for a smaller share of employment in Yamhill County.

# Employment

**FIGURE 23. ESTIMATED EMPLOYMENT BY INDUSTRY, YAMHILL COUNTY, 2017**

Source: Oregon Employment Department, 2018; Community Attributes Inc., 2018

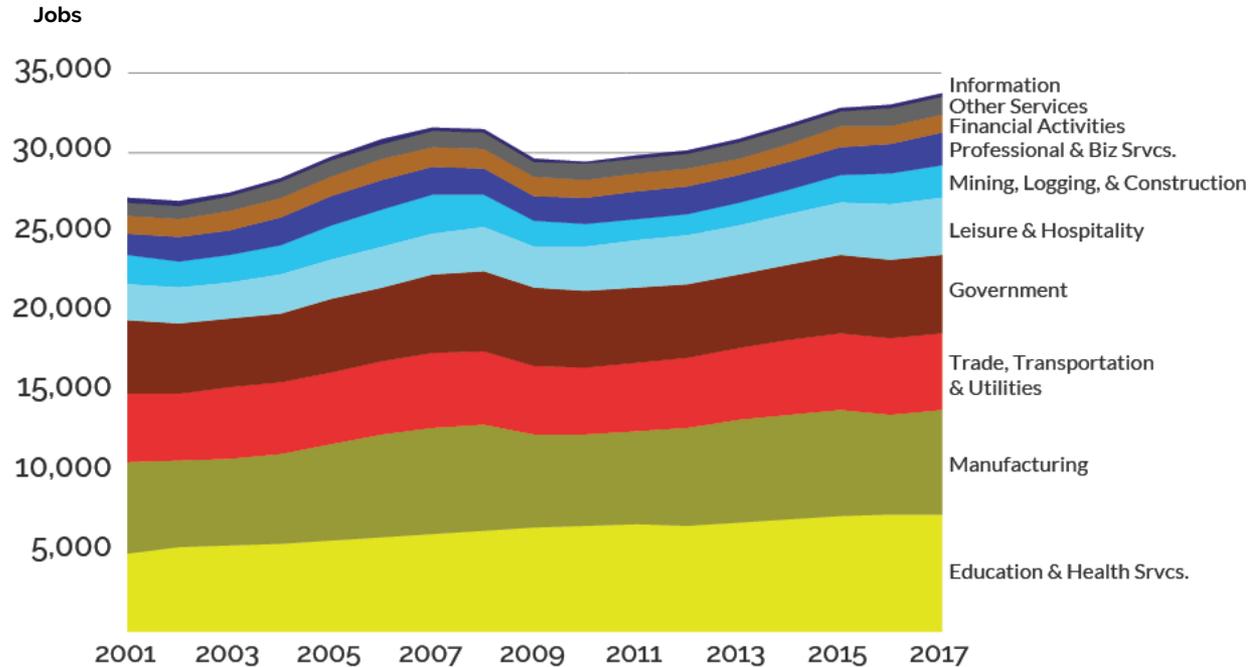


- Education and Health Services is the largest industry sector by total employment (7,650) in Yamhill County, followed by Manufacturing (6,760%).

# Employment

**FIGURE 24. HISTORICAL EMPLOYMENT BY INDUSTRY, YAMHILL COUNTY, 2001-2017**

Source: Oregon Employment Department, 2018; Community Attributes Inc., 2018

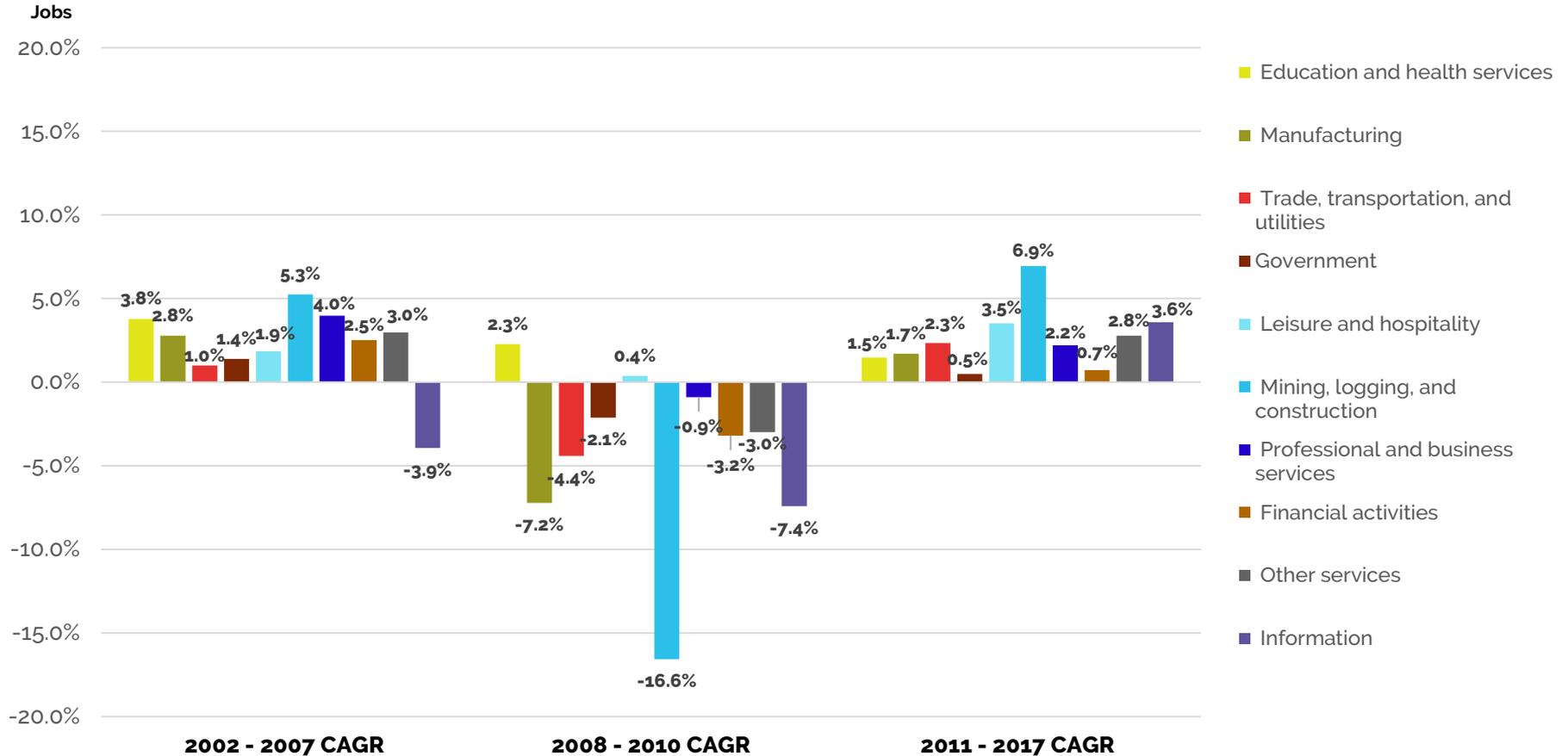


- Yamhill County's largest sector, education and health services, has grown more consistently than other industry sectors.
- Manufacturing, currently the County's second-largest sector, was the largest sector in 2001.

# Employment

**FIGURE 25. HISTORICAL EMPLOYMENT GROWTH RATES BY INDUSTRY, YAMHILL COUNTY, 2001-2017**

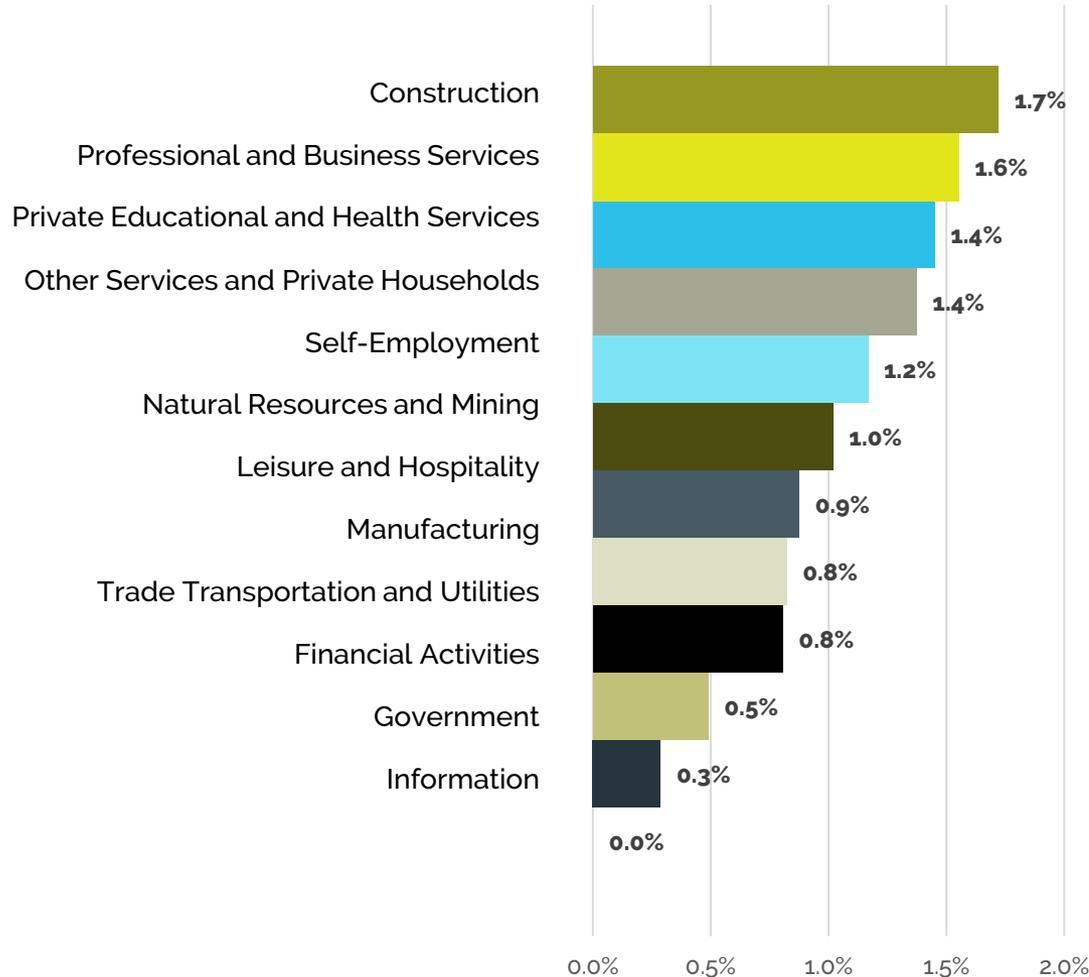
Source: Oregon Employment Department, 2018; Community Attributes Inc., 2018



# Employment

**FIGURE 26. FORECASTED EMPLOYMENT GROWTH RATE (CAGR) BY INDUSTRY, MID-VALLEY REGION, 2014-2024**

Source: Oregon Employment Department, 2016; Community Attributes Inc., 2018

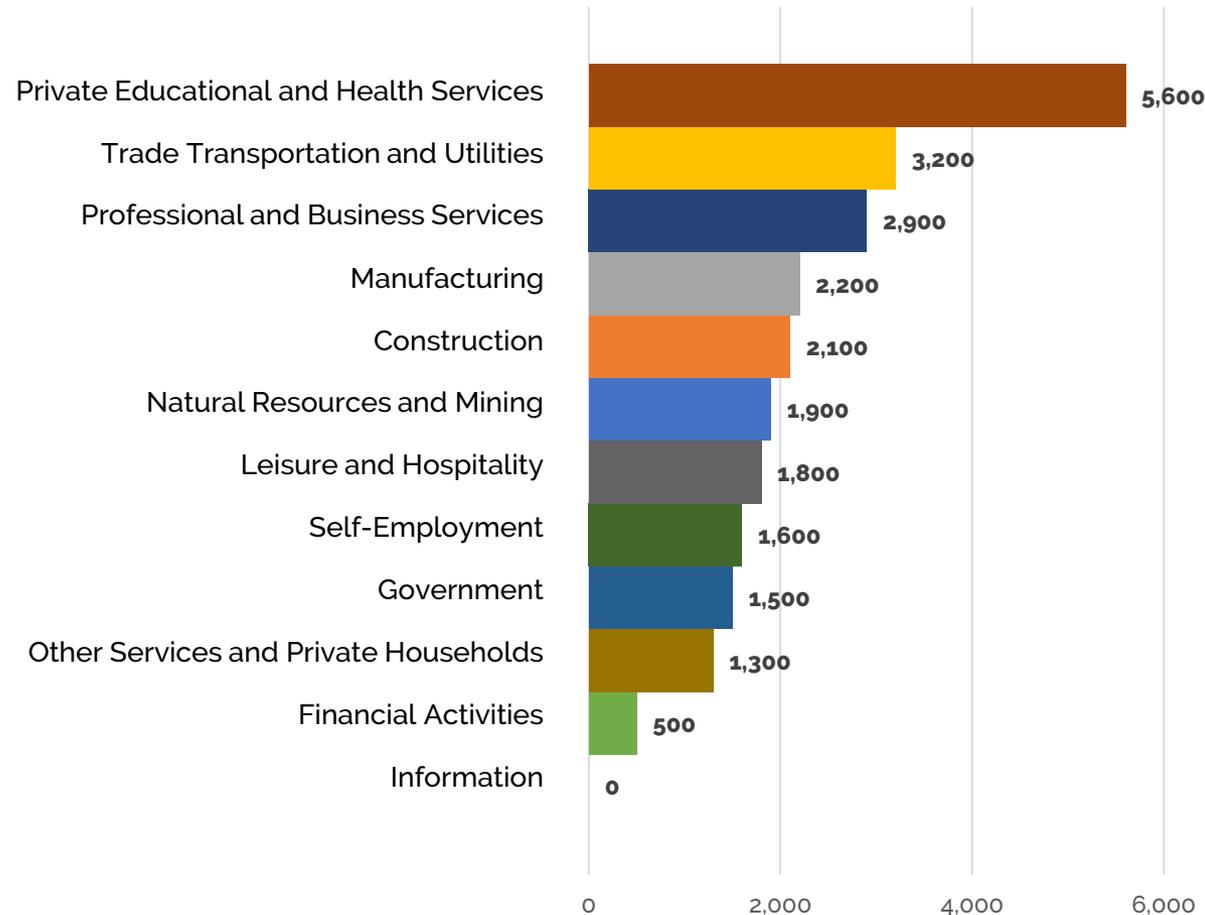


- The Mid-Valley Region includes Yamhill, Marion, Linn and Polk counties.
- Within the Mid-Valley Region, employment in construction is forecasted to grow at the fastest rate between 2014-2024 (1.72%).
- Educational and Health Services, the largest industry sector in Yamhill County in 2017, is expected to grow at an average annual rate of 1.45%.

# Employment

**FIGURE 27. FORECASTED EMPLOYMENT GROWTH (JOBS) BY INDUSTRY, MID-VALLEY REGION, 2014-2024**

Source: Oregon Employment Department, 2016; Community Attributes Inc., 2018



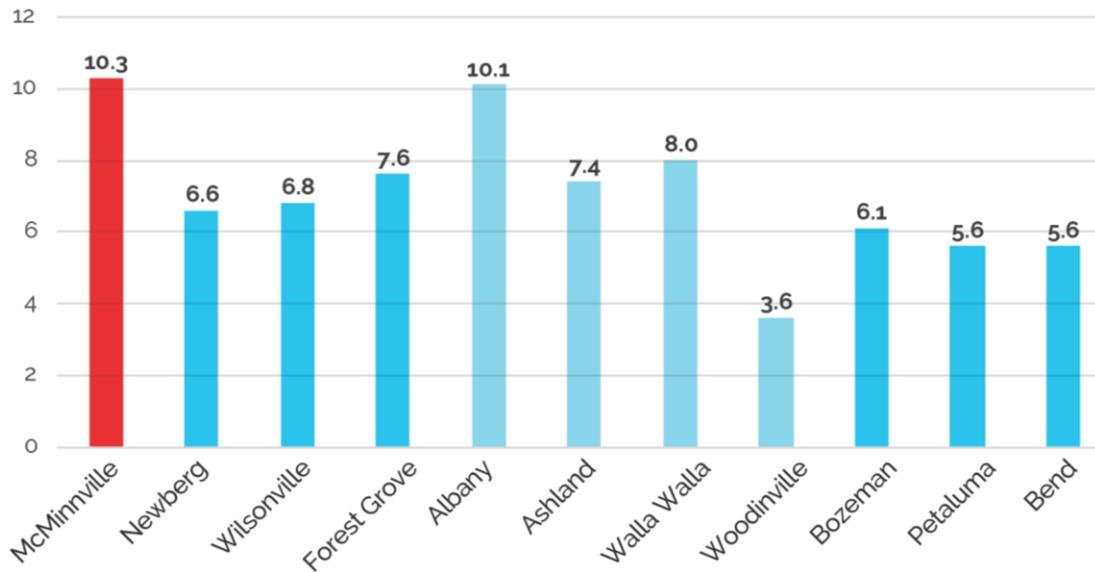
- Educational and Health Services, the largest industry sector in Yamhill County, is expected to add 5,600 jobs in the Mid-Valley Region, more than other industry sector.
- Trade, Transportation and Utilities and Manufacturing are drivers of demand for industrial space; these sectors together are expected to add 5,400 jobs in the Mid-Valley Region by 2024.

# Employment

**FIGURE 28. UNEMPLOYMENT RATE, CITY OF MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

Percent Unemployed



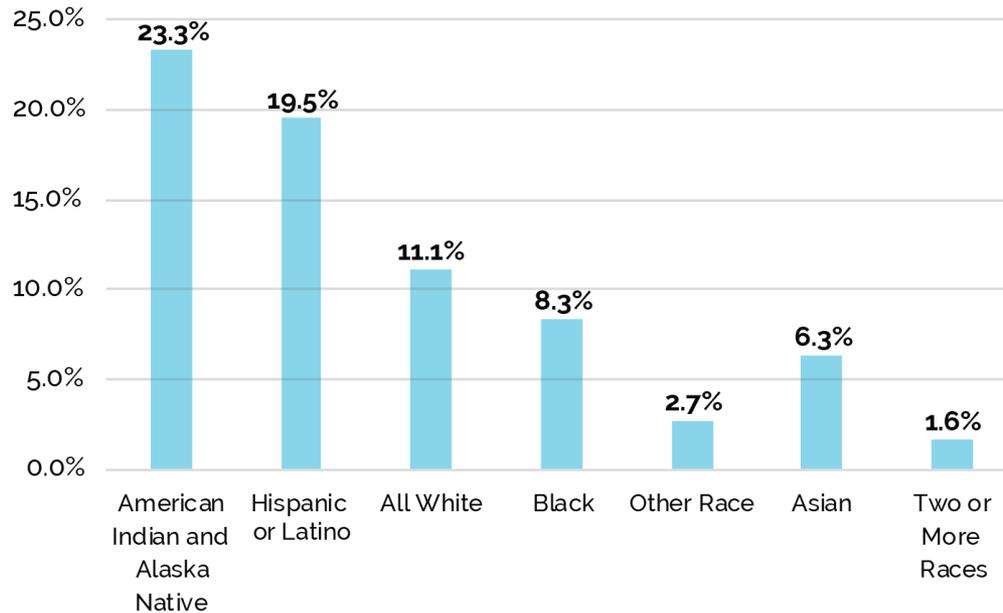
- Census data indicate that McMinnville’s unemployment rate is higher than all selected comparison jurisdictions.
- *2016 Oregon Employment Department data indicates that the unemployment rate in McMinnville has fallen to 4.8%; according to DOE, the Yamhill County unemployment rate has been lower than 10% since October, 2010.*

# Employment

**FIGURE 29. UNEMPLOYMENT BY RACE OR ETHNICITY, CITY OF MCMINNVILLE, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

Percent Unemployed



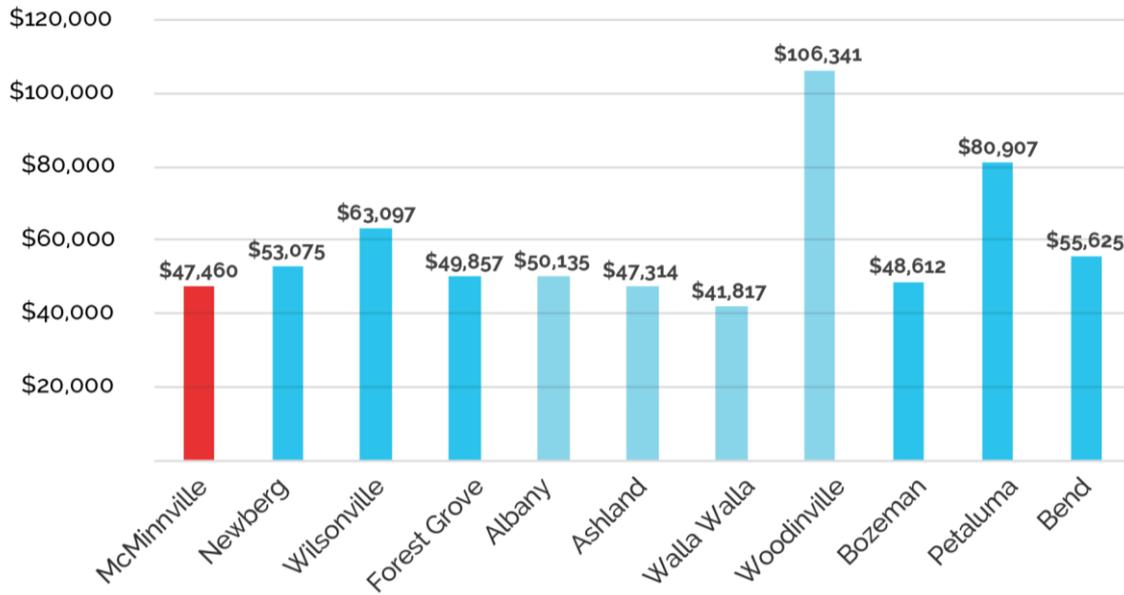
- Unemployment rates differ by race and ethnicity in McMinnville.
- 23.3% of McMinnville’s American Indian and Alaska Native workforce are unemployed and 19.5% of the City’s Hispanic or Latino workforce is unemployed.

# Income and Wages

**FIGURE 30. MEDIAN HOUSEHOLD INCOME, CITY OF MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018

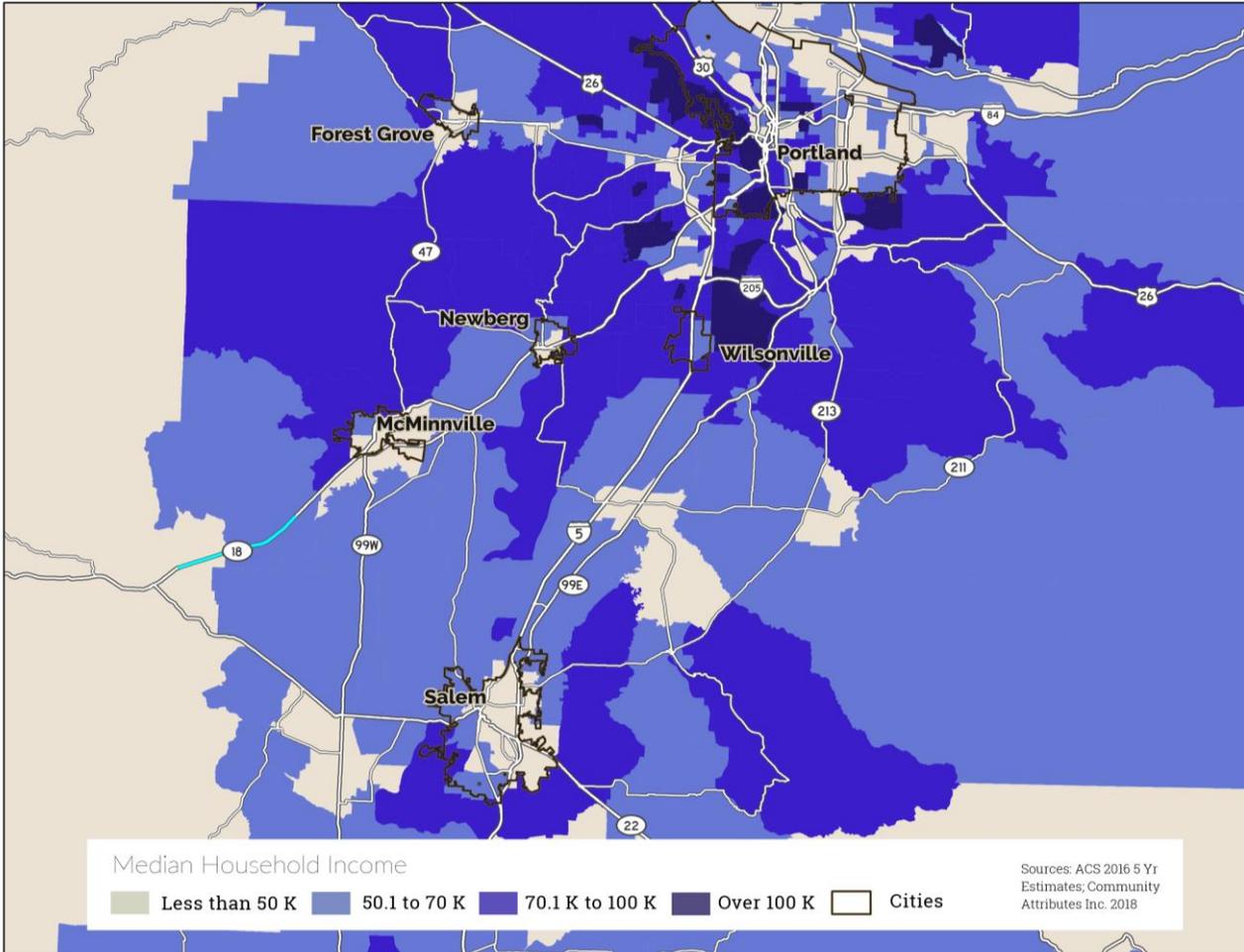
**Median Income**



- McMinnville’s median household income is lower than most selected comparison cities; Ashland and Walla Walla are lower.
- McMinnville’s median household income is lowest among the selected neighboring cities.
- Among selected comparison cities, Woodinville and Wilsonville are closest to major metro areas and have comparatively higher median household incomes.

# Income and Wages

**FIGURE 31. MEDIAN HOUSEHOLD INCOME (MAP), PORTLAND METRO REGION, 2016**



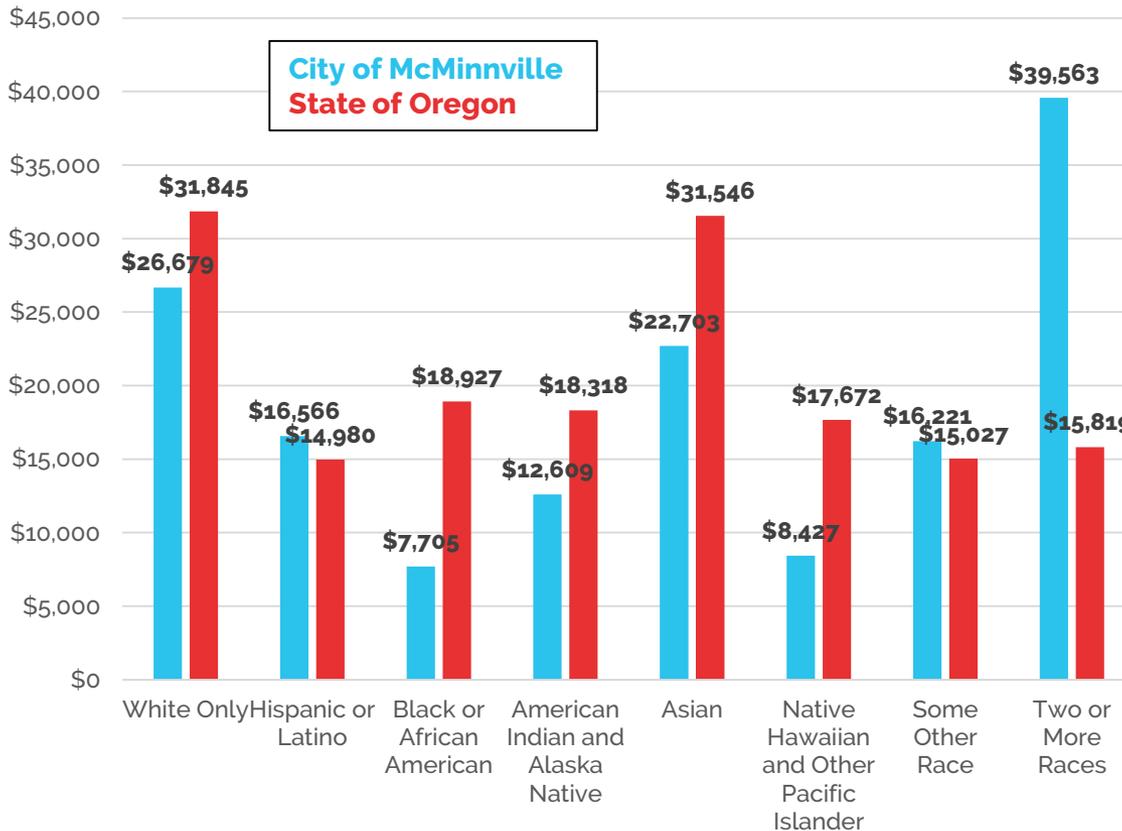
- Median household income is higher in rural Yamhill County than in larger towns McMinnville and Newberg.
- Higher median household income levels are concentrated in the south and southwest side of the Portland metro.

# Income and Wages

**FIGURE 32. MEAN INCOME BY RACE OR ETHNICITY, CITY OF MCMINNVILLE AND STATE OF OREGON, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018  
 Note: Races not included did not have a median income calculated for McMinnville

Median Income

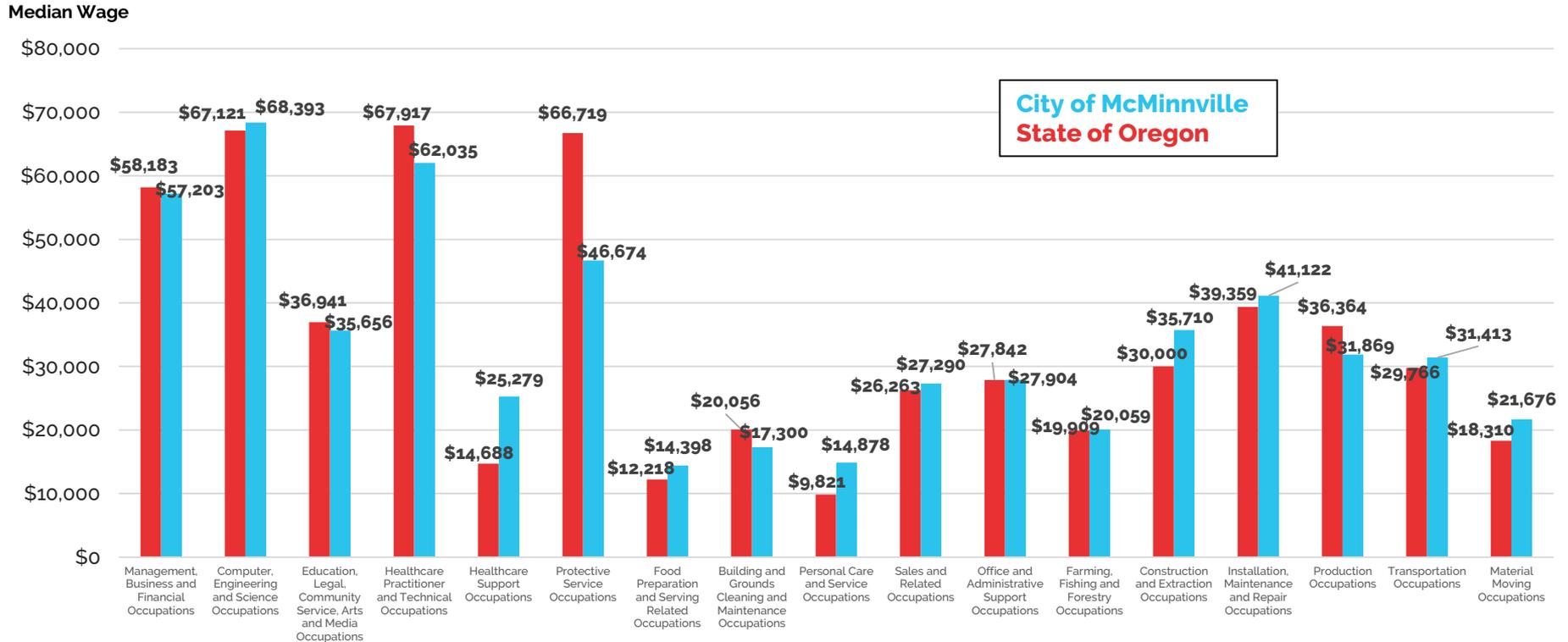


- Racial disparities exist in mean (individual) income in McMinnville.
- Mean income for Hispanic or Latino individuals (12.4% of the population) is 38% less than for White Only individuals in McMinnville, and is 53% less statewide.
- In McMinnville, mean income for all non-white individuals, except individuals characterized as two or more races, is lower than for White Only individuals. Statewide, mean income for Asian individuals is similar to White Only individuals, while other racial and ethnic categories earn less, on average.

# Income and Wages

**FIGURE 33. MEDIAN WAGE BY OCCUPATION, CITY OF MCMINNVILLE AND STATE OF OREGON, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



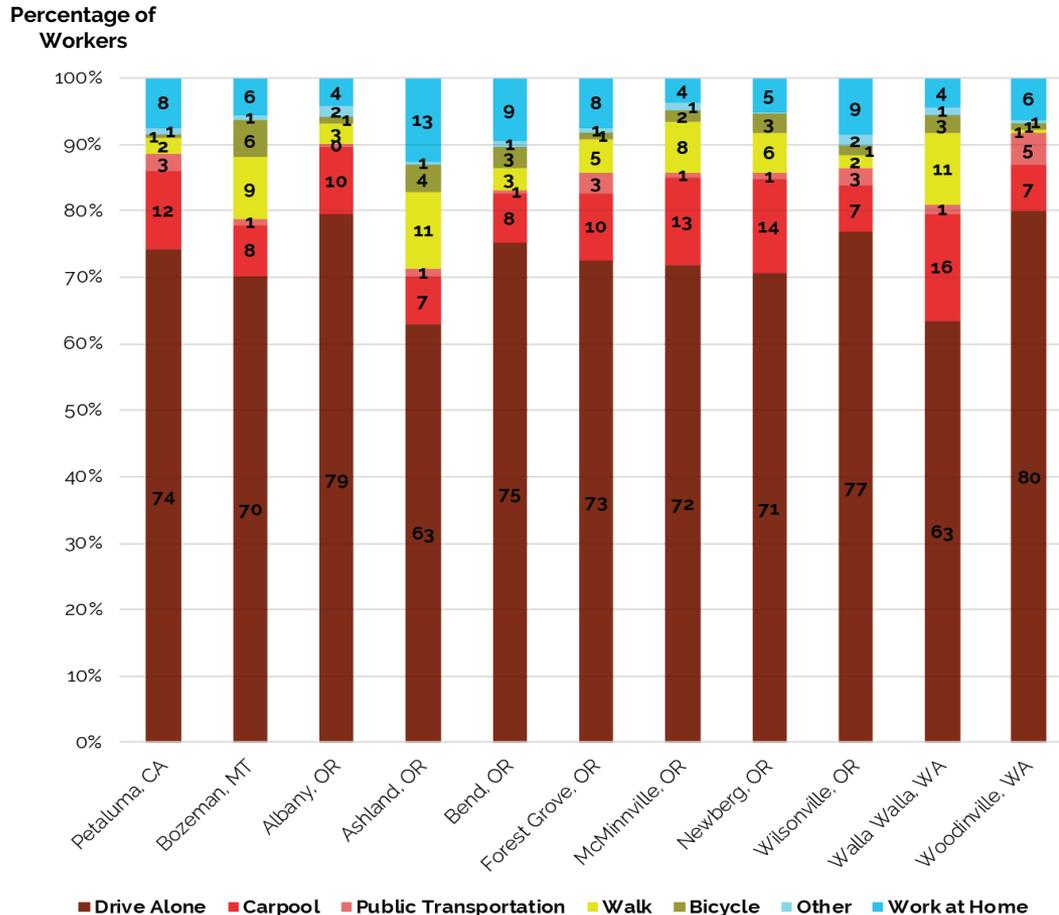
- Median wages for four occupational categories are above McMinnville's overall median household income – Management, Business and Financial Occupations, Computer Engineering and Science Occupations, Healthcare Practitioner and Technical Occupations, and Protective Service Occupations.

- Tourism-related occupations such as Food Preparation and Serving Related Occupations pay lower wages than most occupational categories.

# Transportation to Work

**FIGURE 34. MEANS OF TRANSPORTATION TO WORK, MCMINNVILLE AND SELECTED COMPARISON JURISDICTIONS, 2016**

Source: U.S. Census Bureau American Community Survey, 2016; Community Attributes Inc., 2018



- 72% of McMinnville workers drive alone to work; this is similar to Newberg (71%) and lower than Forest Grove (73%) and Wilsonville (77%).
- Ashland and Walla Walla have the lowest rates of single-occupancy vehicle commuting (63%).
- 8% of McMinnville workers walk to work, higher than neighboring cities Wilsonville (2%), Forest Grove (5%) and Newberg (6%).
- 2% of McMinnville workers bike to work, more than in Forest Grove and Wilsonville (1%) but less than in Newberg (3%).
- 4% of McMinnville workers work from home, similar to Walla Walla and Albany (4%) and lower than all other selected comparison cities.

# Transportation to Work

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**FIGURE 35. PLACE OF RESIDENCE FOR WORKERS IN MCMINNVILLE, 2015**

Source: U.S. Census Bureau LEHD, 2015; Community Attributes Inc., 2018

	2015 Share	Change 2005-2015
McMinnville	38.0%	-5.6%
Salem	4.2%	0.5%
Portland	3.1%	0.6%
Newberg	2.8%	0.2%
Sheridan	2.3%	0.1%

**FIGURE 36. PLACE OF WORK FOR MCMINNVILLE RESIDENT WORKERS, 2015**

Source: U.S. Census Bureau LEHD, 2015; Community Attributes Inc., 2018

	2015 Share	Change 2005-2015
McMinnville	39.2%	-3.4%
Portland	6.4%	0.0%
Salem	5.7%	0.9%
Newberg	3.7%	-0.2%
Hillsboro	2.8%	0.6%

- A larger share of McMinnville workers and residents are commuting to or from places outside of McMinnville for work in 2015 than in 2005.
- McMinnville is the most common place of residence for workers in McMinnville (38%), and is the most common place of employment for McMinnville resident workers (39%).
- 4.2% of workers in McMinnville reside in Salem, followed by Portland (3.1%), Newberg (2.8%) and Sheridan (2.3%).
- 6.4% of McMinnville resident workers commute to Portland for work, followed by Salem (5.7%), Newberg (3.7%) and Hillsboro (2.8%).
- More workers (8,400) come to McMinnville to work from homes outside of McMinnville than leave homes in McMinnville for jobs outside McMinnville (8,000).